

091.0

0002

0016.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,177,800 / 1,177,800

APPRAISED:

USE VALUE:

ASSESSED:

1,177,800 / 1,177,800

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		KNOWLES FARM CIR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WU SIJIA	
Owner 2: LIU LUKAI	
Owner 3:	
Street 1: 6 KNOWLES FARM CIR	
Street 2:	

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: DECARIS JEROME & MARIE -
Owner 2: -
Street 1: 6 KNOWLES FARM CIRCLE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 3100 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj
Neigh	Neigh
Neigh Infl	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
	Spec Land %
	J Code Fact
	Use Value
	Notes

101	One Family	6038	Sq. Ft.	Site	0	70.	1.00	5														

## IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct
101	6038.000	757,000			420,800	1,177,800		Entered Lot Size			273981
Total Card	0.139	757,000			420,800	1,177,800		Total Land:			GIS Ref
Total Parcel	0.139	757,000			420,800	1,177,800		Land Unit Type:			GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card:	379.94		/Parcel: 379.94			Insp Date			11/02/16

PREVIOUS ASSESSMENT								Parcel ID			USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1:	58494
2022	101	FV	757,000	0	6,038.	420,800	1,177,800		Year end	12/23/2021	Prior Id # 2:	
2021	101	FV	734,900	0	6,038.	420,800	1,155,700		Year End Roll	12/10/2020	Prior Id # 3:	
2020	101	FV	734,900	0	6,038.	420,800	1,155,700	1,155,700	Year End Roll	12/18/2019	Prior Id # 1:	
2019	101	FV	560,800	0	6,038.	426,800	987,600	987,600	Year End Roll	1/3/2019	Prior Id # 2:	
2018	101	FV	560,800	0	6,038.	318,600	879,400	879,400	Year End Roll	12/20/2017	Prior Id # 3:	
2017	101	FV	541,200	0	6,038.	288,500	829,700	829,700	Year End Roll	1/3/2017	ASR Map:	
2016	101	FV	541,200	0	6,038.	276,500	817,700	817,700	Year End	1/4/2016	Fact Dist:	
2015	101	FV	529,000	0	6,038.	234,400	763,400	763,400	Year End Roll	12/11/2014	Reval Dist:	

SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
DECARIS JEROME	73210-450	1	8/30/2019		1,182,500	No	No								
RIERA LINDA C/T	65319-519		5/5/2015		866,750	No	No								
RIERA LINDA C,	63464-292		4/8/2014	Convenience		1	No	No							
SEAVER PROPERTY	47778-400		7/10/2006		770,000	No	No								
C & F REALTY CO	45224-19		5/23/2005	Portion-Asst	1,950,000	No	No	SUBDIVISION							

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
1/11/2016	32	Renovate	12,500	1/11/2016				reno 3rd fl add la		10/1/2019	SQ Returned	JO	Jenny O		
7/6/2011	666	Redo Bat	5,805							11/2/2016	Meas/Inspect	DGM	D Mann		
1/20/2005	42	New Buil	177,500			G7	GR FY07	NEW 3 STRY, SF		11/2/2016	Permit Visit	DGM	D Mann		

3/29/2012	Info Fm Prmt	BR	B Rossignol
4/1/2009	Meas/Inspect	163	PATRIOT
12/6/2006	MLS	MM	Mary M
5/17/2006	Inspected	BR	B Rossignol

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 6	Colonial			Full Bath: 2	Rating: Very Good			SEE SUBDIVISION PLAN, KNOWLES FARM CIRCLE DATED 01/17/2005,RECORDED 1/18/2005, 2005-62.													
Sty Ht: 3	3 - 3 Story			A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																
Foundation: 1	- Concrete			A 3QBth:	Rating:																
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																
Prime Wall: 4	- Vinyl			A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1	- Gable																				
Roof Cover: 1	- Asphalt Shgl																				
Color: YELLOW																					
View / Desir:																					
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>									
Grade: B	- Good			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1											
Year Blt: 2005		Eff Yr Blt:		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:		Alt %:		Fpl: 1	Rating: Very Good			Other													
Jurisdct: G18		Fact: .		WSFlue:	Rating:			Upper													
Const Mod:								Lvl 2													
Lump Sum Adj:								Lvl 1													
								Lower													
								Totals	RMs: 7	BRs: 3	Baths: 2	HB 1									
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 1	- Drywall			Total Units:				Interior:	1	7	3	M									
Sec Int Wall:		%		Floor:				Additions:													
Partition: T	- Typical			% Own:				Kitchen:													
Prim Floors: 3	- Hardwood			Name:				Baths:													
Sec Floors: 15	- Carpet	50 %						Plumbing:													
Bsmnt Flr: 12	- Concrete							Electric:													
Subfloor:								Heating:													
Bsmnt Gar: 1								General:													
Electric: 3	- Typical																				
Insulation: 2	- Typical																				
Int vs Ext: S																					
Heat Fuel: 2	- Gas																				
Heat Type: 1	- Forced H/Air																				
# Heat Sys: 2																					
% Heated: 50	% AC: 100																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 091.0-0002-0016.B												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N					Total Yard Items:				Total Special Features:			Total:									